

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on **April 15, 2021, at 3:00 p.m. This will be an electronic meeting.** A link to watch the Committee of Adjustment meeting live will be provided on the agenda which will be posted to the City's website at www.stratford.ca. A video of the meeting will also be posted to the City's website once available.

MINOR VARIANCE APPLICATIONS

A11-21 – Bradshaw Drive (Block 127, 128, 129 44M75) – Planner: Alyssa Bridge

City Key Map



Purpose: The applicant has requested Minor Variances under Section 44 of the Planning Act, R.S.O. 1990 to facilitate the construction of 50 freehold street fronting townhouse dwellings.

Variances requested:

Block 127

1. To increase the block coverage from 40% to 41%
2. To reduce the exterior side yard setback from 7.5 m to 2.8m

The Block will be subject to a future Part Lot Control Exemption By-law where individual lots are proposed to be created for each townhouse unit. As a result, the following variances are also requested for the future lots to be created through that process:

3. To reduce the minimum lot area (corner lot) from 420m² to 358m² (Unit 1, Block 127) and 330m² (Unit 17, Block 127)
4. To increase the maximum lot coverage for each future lot on Block 127 from 40% to 49.8.%

Block 128

1. Increase the block coverage from 40% to 41%
2. To reduce the exterior side yard setback from 7.5 m to 2.8m

The Block will be subject to a future Part Lot Control Exemption By-law where individual lots are proposed to be created for each townhouse unit. As a result, the following variances are also requested for the future lots to be created through that process:

3. To reduce the minimum lot area (corner lot) from 420m² to 359m² (Unit 1, Block 128) and 332m² (Unit 17, Block 128)
4. To increase the maximum lot coverage for each future lot on Block 128 from 40% to 49.8.%

Block 129

1. Increase the block coverage from 40% to 42%

The Block will be subject to a future Part Lot Control Exemption By-law where individual lots are proposed to be created for each townhouse unit. As a result, the following variances are also requested for the future lots to be created through that process:

2. To reduce the minimum lot area (corner lot) from 420m² to 327m² (Unit 1, Block 129)
3. To increase the maximum lot coverage for each future lot on Block 129 from 40% to 49.8.%

A13-21 – 362 Albert Street – Planner: Victoria Nikoltcheva

City Key Map



Purpose: The applicant has requested a Minor Variance under Section 44 of the Planning Act, R.S.O. 1990. The purpose of the Minor Variances is to reduce the lot frontage, side yard setbacks and aggregate side yard widths of the severed and retained lands (Application B04-21) to facilitate the construction of two single detached dwellings.

Variances requested:

1. To reduce the lot frontage from 10m to 9.9m.
2. To reduce the side yard setbacks from 1.5m to 1.26m.
3. To reduce the aggregate side yard width from 3m to 2.52m.

A14-21 – 217 Maple Ave – Planner: Jeff Bannon

City Key Map



Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the minimum exterior side yard setback for an accessory structure.

Variances requested: To reduce the exterior side yard setback from 7.5m to 1.0m for an accessory structure.

CONSENT APPLICATIONS

B03-21 – 609 Downie Street – Planner: Victoria Nikoltcheva

City Key Map



The purpose of this application is to sever the existing parcel at 607/609 Downie Street into two parcels.

B04-21 – 362 Albert Street – Planner: Victoria Nikoltcheva

City Key Map



Purpose: The purpose of this application is to sever the property at 362 Albert Street into two parcels. The retained and severed lots will both have a frontage of 9.9m and separate areas of approximately 347.7m² and 347.9m². A single detached dwelling is proposed for each parcel.

B05-21 - Bradshaw Drive (Block 127, 128, 129 44M75) – Planner: Alyssa Bridge

City Key Map



The purpose of this application is to establish a total of 9 easements (1m in width) to provide rear yard access for the proposed townhouse units where direct access to the rear yard from the garage is not available.

For those persons who wish to participate orally at the meeting, please contact the Secretary Treasurer at planning@stratford.ca no later than **10:00 am on Thursday April 15, 2021**. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the meeting.

Changes to the Municipal Act allows the Committee of Adjustment to participate in open meetings electronically and be counted for the purposes of quorum during emergencies declared locally or provincially under the Emergency Management and Civil Protection Act. If the emergency declared is terminated prior to the hearing, the public meeting will then be held in the City of Stratford Council Chambers in City Hall, 1 Wellington Street, Stratford, or at an alternative location subject to direction from the Province and Huron Perth Public Health, on the date and time the meeting is currently scheduled.

For additional information on providing comments or participating in the electronic meeting, please review the Committee of Adjustment electronic meeting protocol on the City's website or contact the planner on the file for additional information. Additional information regarding the applications may be obtained by contacting the Infrastructure and Development Department, Development Division, at 519-271-0250 Ext 5345 during normal business hours.

If a person or public body that files an appeal of a decision of the City of Stratford Committee of Adjustment in respect of the proposed consent does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Stratford Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Jeff Bannon, 82 Erie Street, 2nd Floor Stratford, ON N5A 2M4. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Stratford Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: TDafoe@stratford.ca or by telephone at 519-271-0250 Ext 5237.

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING ZONING BYLAW AMENDMENT – Z02-21 – 55-65 Lorne Ave E

Planner: Alyssa Bridge

City Key Map



City of Stratford Council will hold a public meeting on **Monday, April 19, 2021 at 6:00 pm** to hear all interested persons with respect to the Zone Change Application Z02-21.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Monday, April 19, 2021**. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is Wednesday, April 14th at noon. Any comments received after this date will be listed at a subsequent Council meeting.

Zoning By-law Amendment

The purpose of the zone change is to add the following uses to the current I2-15 zoning on the property: a day nursery, fitness club, personal care establishment, personal service establishment and studio. In addition, specialized medical office and clinic are requested to be permitted in the I2-15 zone with a maximum gross floor area of 15% of the total floor area. A site-specific regulation is also proposed to reduce the minimum landscape area requirement from 20% to 15%.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Alyssa Bridge at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – abridge@stratford.ca - City of Stratford, Development Services Division by Tuesday, March 30, 2021, in order for your comments to be incorporated in the Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City

Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before a zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Stratford before the proposed official plan amendment is adopted, or zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING ZONING BYLAW AMENDMENT – Z03-21 – 14 MILTON STREET

Planner: Jeff Bannon

City Key Map



City of Stratford Council will hold a public meeting on **April 19, 2021 at 6:00 pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to Zone Change Application Z03-21.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Monday April 19, 2021**. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

Zoning By-law Amendment

The applications affect the property legally described as Lot 39 and Part Lot 42, Plan 75, Part 2 on Plan 44R-3277 in the City of Stratford, and municipally known as 14 Milton Street. The lands are located on the north side of Milton Street between Downie Street and Nile Street.

The purpose of this zone change is to rezone the property from a Residential Second Density R2(2) zone to a Residential Third Density R3- special zone to allow an Inn as an additional permitted use, to allow a front yard setback of 6.1m, to allow an eastern side yard setback of 4.2m, to permit a 0.5m setback for a parking area and driveway along the western property line without a planting strip, to permit a two way traffic driveway width of 5m and to permit a patio to be located within an interior side yard with a setback of 1.0m from the eastern property line.

A key map is attached.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Jeff Bannon - Tel: (519) 271-0250 ext. 5266, Fax: (519) 271-5966 – jbbannon@stratford.ca - City of Stratford, Development Services Division by April 2, 2021 in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at the number below.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING ZONING BYLAW AMENDMENT – Z04-21 – 34 BRUNSWICK STREET

Planner: Victoria Nikoltcheva

City Key Map



City of Stratford Council will hold a public meeting on **Monday, April 19, 2021 at 6:00p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z04-21) under Section 34 of the Planning Act, R.S.O. 1990.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Monday, April 19, 2021**. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

Zoning By-law Amendment

The application affects the property with the municipal address of 34 Brunswick Street, located on the north side of Brunswick Street between Downie Street and Waterloo Street South, having an area of approximately 0.0465ha (0.1149ac). The subject lands are legally described as Plan 20 E PT Lot 244 in the City of Stratford.

The purpose of this zone change is to rezone the property from a C3 zone, which permits a liquor licensed establishment, restaurant and a variety of uses that do not pertain to this application, to a C3 special zone to permit a Brew Pub.

A key map is attached.

Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **April 2, 2021** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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EASTER HOLIDAY SCHEDULE

City of Stratford Administration Offices will be closed on Friday, April 2 and Monday, April 5.

LANDFILL SITE HOURS

- Closed Friday April 2nd, for Good Friday
- Open Saturday April 3rd, 9:00am – 12:00pm
- Closed Monday April 5th, for Easter Monday

CURBSIDE RECYCLING, GREEN BIN and GARBAGE SCHEDULE

There will be **no change** in the Recycling, Green Bin or Garbage Collection programs on Friday April 2nd or Monday April 5th.

Please ensure materials are to the curb prior to 8:00am on collection dates.

RETAIL STORE CLOSINGS DURING EASTER HOLIDAY

Stratford's designated tourism season is May 1 to November 12 each year and does not extend to the Easter Holiday Season.

Shoppers and merchants are reminded that under the Retail Business Holidays Act, both Good Friday – April 2, 2021 and Easter Sunday – April 4, 2021, are among the designated holidays annually when most retail stores must be closed.

Minimum fines for opening businesses on prohibited days of retail operation are \$500 for the first offence, \$2,000 for a second offence and \$5,000 for a third or subsequent offence. Retail outlets may be fined up to \$50,000 or the total amount of gross sales for the holiday, whichever is greater.

Enforcement of the Retail Business Holidays Act in Stratford is the responsibility of Stratford Police Services.

For more information about retail shopping and closures under the Act, call the Ministry of Government and Consumer Services toll-free at 1-844-286-8404. For more information, visit www.ontario.ca/page/retail-business-holidays

ATTENTION STRATFORD PROPERTY OWNERS**Property tax – 2021 interim levy due date April 9, 2021**

Access City Hall via the Back Door to pay by cash, cheque or debit.

For your convenience, property tax payments by cheque may be deposited in the mailbox at City Hall, Rear Entrance. Payment may be made at your bank, or on-line/telephone banking is also available. Please make cheques payable to "City of Stratford" and mail to P.O. Box 818, Stratford ON N5A 6W1. Pre-authorized payment is available monthly or quarterly, call to inquire. Contact: Tax Department, 519-271-0250, ext. 5209 or 5213.

OUTDOOR CAFÉ AND PATIO APPLICATIONS NOW BEING ACCEPTED

Applications are officially open for the City's 2021 outdoor patio season. All Standard Patios once approved are permitted to open after March 31st, while all Boardwalk-Extensions and Pop-Up Patios can open as of May 1st. For more information on Council approved fees and guidelines for submission please visit our website, call the Clerk's Office at 519-271-0250 ext. 5237 or email clerks@stratford.ca.

FOOD FOR ALL COMMUNITY MEALS IN STRATFORD

Mar 29	The Local Community Food Centre, 612 Erie St.	5:00pm-6:00pm
Mar 30	Stratford Christian Reformed Church, 190 Athlone Cres.	5:00pm
Apr 2	The Local Community Food Centre, 612 Erie St. (delivery)	11:30am-12:30pm

All meals are takeaway ONLY (delivery available at some locations). Please follow social distancing when picking up meals. Contact the specific location for further details.

Telephone: 519-271-0250 www.stratford.ca